

22 MAR 1983

REAL ESTATE AND CONSTRUCTION DIVISION WEEKLY REPORT FOR
PERIOD ENDING 23 MARCH 1983

1. Progress Report Tasks Assigned by the DCI/DDCI:

None

2. Items or Events of Major Interest That Have Occurred During the Preceding Week:

a. Safe Phase II - GSA notified RECD that the SAFE Phase II contract was awarded on 22 March 1983 to Elrich Construction Company, second low bidder. General Services Administration (GSA) estimates that the Notice To Proceed (NTP) will be given to the contractor within 15 days and construction will begin. The contract calls for a six-month construction time period which, assuming at 6 April NTP, would result in a completion date in the first week of October. However, RECD experience has been that GSA construction contracts rarely are completed "on-time" and the probability exists that an additional delay of 1-2 months or more will occur. (U) [REDACTED]

b. Headquarters Power Plant Utilities Reliability Study - On 17 March 1983, RECD arranged for a management presentation to the DDA by Weston Consultants, to discuss issues related to possible Agency takeover of the Headquarters power plant. The study presented an overview of the existing power plant systems and problems including organization and manpower. It suggested a computerized management system and indicated capital costs, implementation schedules and operating costs associated with both continued GSA or CIA contracted activities. An additional presentation for GSA is scheduled for 4 April 1983 since this was a joint study by GSA and CIA. (U) [REDACTED]
G-0771)

c. Standard Level User Change (SLUC) - After a preliminary RECD meeting at GSA Central Office on 16 March 1983, the Special Assistant to the Administrator of GSA for Program Control was invited to meet with the D/L on 21 March 1983. Mr. King informed Mr. Langfeld that the amount of SLUC credit being offered by GSA as a result of the agreed upon takeover of [REDACTED] was an insult and that the spirit of agreement between our respective agencies over the months of resolving that agreement appeared to either be disregarded or that perhaps GSA was trying to associate future Agency plans to take over other facilities in the Metropolitan Washington Area from GSA in such a manner as to make it financially impossible. He further informed Mr. Langfeld that the [REDACTED] SLUC bill should not be associated with any

future plans and that it should stand on the agreements previously reached and that he would direct that the present bill not be paid until this matter is resolved. Mr. Lanefeld agreed to research this problem further. (U) [redacted]

STAT
STAT

d. Headquarters Utility Line Relocation - As a result of an RECD meeting at GSA Regional Office on 15 March 1983, a letter from the D/L to the Regional Administrator for Public Building Service was hand delivered on 17 March 1983. This letter formally requested that the on-going GSA contract to install new chilled water, steam, and electric power connections between the power plant and the main building be modified so as to avoid interference with the proposed new building and parking garage. Because that project has been carried as an approved congressional prospectus and alteration line item, it will be difficult, even with Agency funding, to get the necessary approval to change the design and modify the contract while sustaining the necessary momentum to have the new line in operation when the new building construction interrupts the existing line. A copy of this letter and explanation of its importance has been provided GSA Central Office to get assistance in the approval process. (U) [redacted]

STAT

e. Allied Maintenance Briefing - On 21 March 1983, RECD arranged for the Allied Maintenance Corporation to give a briefing to the D/L on capabilities and interest in increasing M&O activities for the Agency beyond that being accomplished at Building 213. Representatives from RECD, LSD, and PD attended. Allied appeared willing and ready to expand its Agency activities if requested. (U) [redacted]

STAT

3. Significant Events Anticipated During the Coming Week:

None

STAT